



22 BLIND LANE, WIMBORNE, DORSET, BH21 1ND  
£325,000 FREEHOLD

## A BEAUTIFULLY PRESENTED, MODERN 2 BEDROOM TERRACED HOUSE CLOSE TO REDCOTTS PARK AND WITHIN LEVEL WALKING DISTANCE OF WIMBORNE TOWN CENTRE.

### SUMMARY:

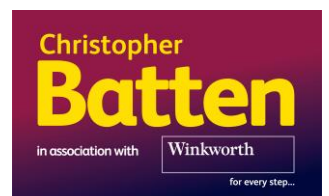
The property is offered for sale with NO FORWARD CHAIN and in exemplary decorative order, having undergone a course of refurbishment within the last 2 years. It features a modern kitchen and bath/shower room, gas central heating, UPVC double glazing, a delightful private patio garden, and residents' parking.



### AT A GLANCE

- Modern kitchen and bath/shower room
- Living room and conservatory
- Low maintenance patio garden
- Close to park and town centre
- NO FORWARD CHAIN

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## DESCRIPTION:

A covered entrance porch with an external storage cupboard leads to a reception hall (with under stairs cupboard). There is a stylish modern kitchen with units, worktops, and Worcester gas central heating boiler, and the kitchen appliances are available by separate negotiation. The kitchen has a large hatchway to the dining area.

The lounge/dining room has a decorative fireplace with a fitted electric fire, and a double glazed patio door to a conservatory (with French doors to the patio garden).

From the hall, a straight staircase leads to the first floor landing which has a loft access, an airing cupboard and a large, walk-in store room. Bedroom 1 has fitted wardrobes and a feature oriel window to the rear, and bedroom 2 has built-in wardrobe and storage cupboard. There is also a fully tiled modern shower room with large shower, concealed cistern WC, wash basin and towel radiator.

In front of the property there is residents' parking which is available on a 'first come, first served' basis.



The front garden is bounded by a picket fence, with a gate leading to a paved terrace with a raised planter. The nicely enclosed rear garden affords a fair degree of privacy and is paved for ease of maintenance, with timber shed and rear access gate.

### LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

### COUNCIL TAX:

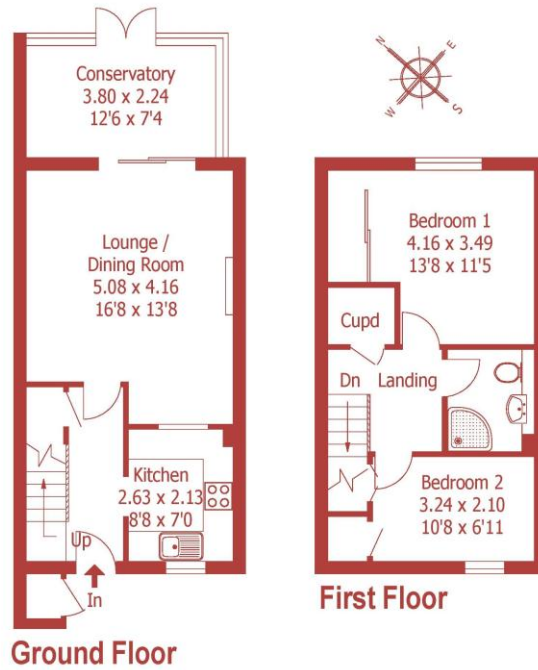
Band C

### DIRECTIONS:

From The Square, proceed along West Borough, staying in the left hand lane as you pass the Tivoli Theatre. Continue ahead, and turn left at the Stone Lane traffic lights. Turn first left again into Cemetery Road, and left again into Blind Lane, and the property is on the left hand side. There is also pedestrian access from West Borough directly into Blind Lane.



Approximate Gross Internal Area :- 75 sq mt / 804 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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